143.0	0001	0004.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 669,900 / 669,900
					USE VALUE: 669,900 / 669,900
					ASSESSED: 669,900 / 669,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON JAMES M &		
Owner 2:	BERGERAT-THOMPSON AGNES		
Owner 3:			
Street 1:	17 PINE RIDGE ROAD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	THOMPSON JAMES M -
Owner 2:	-
Street 1:	17 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Wood Shingle Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	213,400	500	456,000	669,900
Total Card	0.115	213,400	500	456,000	669,900
Total Parcel	0.115	213,400	500	456,000	669,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.67 | /Parcel: 531.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92376
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0001-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,300	500	5,000.	456,000	669,800	669,800	Year End Roll	12/18/2019
2019	101	FV	193,500	500	5,000.	427,500	621,500	621,500	Year End Roll	1/3/2019
2018	101	FV	198,700	500	5,000.	353,400	552,600	552,600	Year End Roll	12/20/2017
2017	101	FV	198,700	500	5,000.	324,900	524,100	524,100	Year End Roll	1/3/2017
2016	101	FV	198,700	500	5,000.	296,400	495,600	495,600	Year End	1/4/2016
2015	101	FV	186,500	600	5,000.	290,700	477,800	477,800	Year End Roll	12/11/2014
2014	101	FV	186,500	600	5,000.	270,200	457,300	457,300	Year End Roll	12/16/2013
2013	101	FV	186,500	600	5,000.	257,100	444,200	444,200		12/13/2012

!11067!

PRINT

Date	Time
12/11/20	01:16:38

LAST REV

Date	Time
06/27/18	09:29:15
apro	
11067	

USER DEFINED

Prior Id # 1:	92376
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMPSON JAMES	59577-452		7/23/2012	Convenience	1	No	No		
THOMPSON JAMES	59577-450		7/23/2012	Convenience	1	No	No		
THOMPSON JAMES	31182-314		3/2/2000	Family	1	No	No		
FAY EDWARD	29444-155		11/30/1998		264,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
11/6/2008	Meas/Inspect	355	PATRIOT
2/5/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	270	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00227487
Adj $ / SQ:	142.072
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309212
Depreciation:	95856
Depreciated Total:	213356

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

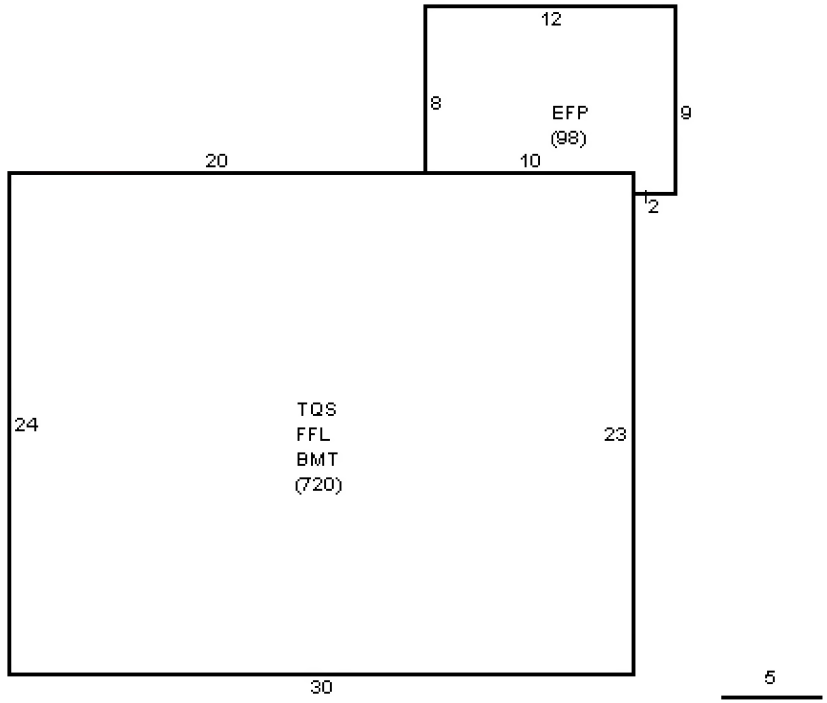
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.28
Special Features:	0	Val/Su Net:	102.69
Final Total:	213400	Val/Su SzAd	169.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	42.620	30,688
FFL	First Floor	720	142.070	102,292
TQS	3/4 Story	540	142.070	76,719
EFP	Enclos Porch	98	55.130	5,403
	Net Sketched Area:	2,078	Total:	215,102

Size Ad	1260	Gross Are	2258	FinArea	1260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0001-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	1995	5.38	T	19.2	101			500			500
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500